

FY21 CAPITAL IMPROVEMENT PLAN



NON-CONCURRENCY PROJECTS

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FY 2021
MARTIN COUNTY CAPITAL IMPROVEMENT PLAN (CIP)
COMMUNITY DEVELOPMENT EXPENDITURE SUMMARY

Project	C or N	Rating Score	Total	To Date	Unfunded	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026-FY2030
Jensen Beach CRA Improvements	N	73	3,014,539	61,070	0	604,000	242,925	248,998	255,223	261,604	1,340,719
Rio CRA Improvements	N	73	8,919,186	838,000	0	1,255,345	705,763	723,407	741,492	760,029	3,895,150
Hobe Sound CRA Improvements	N	73	8,409,691	509,000	0	845,000	450,000	710,673	728,440	746,651	4,419,927
Port Salerno CRA Improvements	N	73	10,081,058	1,958,000	0	970,869	739,506	757,993	776,943	796,367	4,081,380
Golden Gate CRA Improvements	N	73	4,049,492	54,000	0	816,879	328,655	336,871	345,293	353,925	1,813,869
Old Palm City CRA Improvements	N	73	4,900,000	4,400,000	0	50,000	50,000	50,000	50,000	50,000	250,000
Expenditure Totals			39,373,966	7,820,070	0	4,542,093	2,516,849	2,827,942	2,897,391	2,968,576	15,801,045

COMMUNITY DEVELOPMENT REVENUE SUMMARY

Revenue			Total	To Date	Carryover	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026-FY2030
TIF			37,392,393	5,917,498	2,119,007	2,694,086	2,760,188	2,827,943	2,897,391	2,968,576	15,207,703
SPARC			79,000	0	79,000	0	0	0	0	0	0
Debt Service			1,902,572	1,902,572	0	0	0	0	0	0	0
Revenue Total			39,373,965	7,820,070	2,198,007	2,694,086	2,760,188	2,827,943	2,897,391	2,968,576	15,207,703

Jensen Beach CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Jensen Beach Community Redevelopment Area
District 1

Project Limits Jensen Beach Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Jensen Beach Parking Initiatives
 Jensen Beach CRA Enhancements

BACKGROUND

The Jensen Beach Community Redevelopment Plan calls for infrastructure improvements; increased parking to support the current and anticipated growth of the area; and a public marina with public docks. All of these projects including neighborhood enhancements like crosswalks, signage, curbing and lighting will increase residential and commercial opportunities and act as catalysts to continue economic activity in the Jensen Beach CRA.

PROJECT ORIGINATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

				Funded					Unfunded
Expenditures	Total	To Date		FY21	FY22	FY23	FY24	FY25	FY26-FY30
Design	1,250,804	61,070		15,000	121,463	124,499	127,611	130,802	670,359
Construction	1,763,735			589,000	121,462	124,499	127,612	130,802	670,360
Expenditure Total	3,014,539	61,070		604,000	242,925	248,998	255,223	261,604	1,340,719
Revenues	Total	To Date	Carryover	FY21	FY22	FY23	FY24	FY25	FY26-FY30
TIF	2,935,539	61,070	288,000	237,000	242,925	248,998	255,223	261,604	1,340,719
SPARC	79,000		79,000						
Revenue Total	3,014,539	61,070	367,000	237,000	242,925	248,998	255,223	261,604	1,340,719

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Jensen Beach CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Jensen Beach Parking Initiatives	\$482,000					
Jensen Beach Public Docks	\$0					
Jensen Beach CRA Enhancements	\$122,000					
Redevelopment Plan Implementation Projects		\$242,925	248,998	255,223	261,604	1,340,719
	\$604,000	\$242,925	\$248,998	\$255,223	\$261,604	\$1,340,719

Rio CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Rio Community Redevelopment Area
District 1

Project Limits Rio Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Rio Property Acquisition
 Sewers
 Enhancements

Rio
 Rio CRA

BACKGROUND

CRA areas are some of the oldest neighborhoods in the County and consequently have antiquated or no infrastructure. Upgrading stormwater systems and installing water and sewer systems are all consistent with the Rio Community Redevelopment Plan. These activities along with the acquisition of key properties to support the long term vision of a Rio Town Center and the improvement to the physical appearance of the area are what will spur redevelopment and attract businesses and residents to the area.

PROJECT ORIGATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

				Funded					Unfunded
Expenditures	Total	To Date		FY21	FY22	FY23	FY24	FY25	FY26-FY30
Design	920,000			20,000	100,000	100,000	100,000	100,000	500,000
Land	2,607,796	138,000		669,796	200,000	200,000	200,000	200,000	1,000,000
Construction	5,391,390	700,000		565,549	405,763	423,407	441,492	460,029	2,395,150
Expenditure Total	8,919,186	838,000		1,255,345	705,763	723,407	741,492	760,029	3,895,150
Revenues	Total	To Date	Carryover	FY21	FY22	FY23	FY24	FY25	FY26-FY30
TIF	8,919,186	838,000	566,796	688,549	705,763	723,407	741,492	760,029	3,895,150
Revenue Total	8,919,186	838,000	566,796	688,549	705,763	723,407	741,492	760,029	3,895,150

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Rio CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Rio Property Acquisition	\$669,796					
Rio Infill Sewer	\$497,000					
Rio Incentives	\$88,549					
Redevelopment Plan Implementation Projects		\$705,763	\$723,407	\$741,492	\$760,029	\$3,895,150
	\$1,255,345	\$705,763	\$723,407	\$741,492	\$760,029	\$3,895,150

Hobe Sound CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Hobe Sound Community Redevelopment Area
District 3

Project Limits Hobe Sound Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Hobe Sound Gomez Affordable Housing
 Hobe Sound Neighborhood Enhancements
 Sound Creative Placemaking

Hobe

BACKGROUND

The vision for the Bridge Road "Main Street" project (undergrounding utilities, improving drainage, and promoting walkability through sidewalk additions and landscape enhancements) is conceptualized within the adopted Hobe Sound Community Redevelopment Plan. The Hobe Sound Neighborhood Advisory Committee also recommends additional economic development strategies like incentives to attract and retain businesses and commercial development; providing stormwater solutions for property redevelopment; and creative placemaking to be significant in supporting the success of the corridor. Hobe Sound neighborhoods (Banner Lake, Pettway and Gomez) are improved through the provision of infrastructure for affordable housing, traffic calming, crosswalks and lighting to promote vehicular and pedestrian safety in our residential areas.

PROJECT ORIGINATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY21	FY22	FY23	FY24	FY25	FY26-FY30
Design	517,000	21,000		46,000	50,000	50,000	50,000	50,000	250,000
Land	250,000			0	50,000	50,000	50,000	50,000	50,000
Construction	7,642,691	488,000		799,000	350,000	610,673	628,440	646,651	4,119,927
Expenditure Total	8,409,691	509,000		845,000	450,000	710,673	728,440	746,651	4,419,927
Revenues	Total	To Date	Carryover	FY21	FY22	FY23	FY24	FY25	FY26-FY30
TIF	8,409,691	509,000	518,571	676,429	693,340	710,673	728,440	746,651	3,826,587
Revenue Total	8,409,691	509,000	518,571	676,429	693,340	710,673	728,440	746,651	3,826,587

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Hobe Sound CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Hobe Sound Gomez Affordable Housing	\$535,000	\$350,000				
Hobe Sound Neighborhood Enhancements	\$211,000					
Hobe Sound Creative Placemaking	\$99,000					
Redevelopment Plan Implementation Projects		\$100,000	\$710,673	\$728,440	\$746,651	\$4,419,927
	\$845,000	\$450,000	\$710,673	\$728,440	\$746,651	\$4,419,927

Port Salerno CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Port Salerno Community Redevelopment Area
District 4

Project Limits Port Salerno Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Port Salerno Infrastructure Partnerships	Port
Salerno Parking Innovations	
Port Salerno Affordable Housing	Port
Salerno Property Acquisitions	

BACKGROUND

Integrating Capital Improvement Projects - like the installation of potable water and sewer, and roadway and parking enhancements - are part of the ongoing activities of the Port Salerno CRA. The construction of workforce housing is a countywide challenge and priority and has been identified in the CRA vision, as well. Upgrading the infrastructure, including improvements to the physical appearance of the neighborhood, are considered vital issues relevant to successful community redevelopment and the fulfillment of the Community Redevelopment Plan.

PROJECT ORIGATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY21	FY22	FY23	FY24	FY25	FY26-FY30
Design	563,000	138,000		50,000	75,000	75,000	75,000	75,000	75,000
Land	1,720,000	270,000			200,000	200,000	150,000	150,000	750,000
Construction	7,798,058	1,550,000		920,869	464,506	482,993	551,943	571,367	3,256,380
Expenditure Total	10,081,058	1,958,000		970,869	739,506	757,993	776,943	796,367	4,081,380
Revenues	Total	To Date	Carryover	FY21	FY22	FY23	FY24	FY25	FY26-FY30
TIF	10,081,058	1,958,000	249,400	721,469	739,506	757,993	776,943	796,367	4,081,380
Revenue Total	10,081,058	1,958,000	249,400	721,469	739,506	757,993	776,943	796,367	4,081,380

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Port Salerno CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Port Salerno Infrastructure Partnerships	\$428,669					
Parking Innovations	\$492,200					
Affordable Housing	\$50,000					
Port Salerno Property Acquisition	\$0					
Redevelopment Plan Implementation Projects		\$739,506	\$757,993	\$776,943	\$796,367	\$4,081,380
	\$970,869	\$739,506	\$757,993	\$776,943	\$796,367	\$4,081,380

Golden Gate CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Golden Gate Community Redevelopment Area
District 2

Project Limits Golden Gate Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Golden Gate Pedestrian and Bike Trail
Property Acquisitions

Golden Gate

BACKGROUND

The Golden Gate neighborhood includes a large, residential population that walks or rides a bicycle to work, shop and play. Those projects planned: improvements to Dixie Highway, the Golden Gate Bike and Pedestrian Trail; increased lighting; and other neighborhood enhancements like crosswalks and signage, all fulfill a public purpose by improving the physical appearance of the neighborhood, providing a safer environment and creating a livable, walkable community.

PROJECT ORIGINATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

Expenditures	Total	To Date		Funded					Unfunded
				FY21	FY22	FY23	FY24	FY25	FY26-FY30
Design	304,000	54,000		0	50,000	25,000	25,000	25,000	125,000
Land	799,252			120,639	28,655	61,871	70,293	78,925	438,869
Construction	2,946,240			696,240	250,000	250,000	250,000	250,000	1,250,000
Expenditure Total	4,049,492	54,000		816,879	328,655	336,871	345,293	353,925	1,813,869
Revenues	Total	To Date	Carryover						FY26-FY30
				FY21	FY22	FY23	FY24	FY25	
TIF	4,049,492	54,000	496,240	320,639	328,655	336,871	345,293	353,925	1,813,868
Revenue Total	4,049,492	54,000	496,240	320,639	328,655	336,871	345,293	353,925	1,813,868

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Golden Gate CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Golden Gate Pedestrian & Bike Trails	\$696,240					
Property Acquisition	\$120,639					
Redevelopment Plan Implementation Projects		\$328,655	\$336,871	\$345,293	\$353,925	\$1,813,869
	\$816,879	\$328,655	\$336,871	\$345,293	\$353,925	\$1,813,869

Old Palm City CRA Improvements

Category Non-Concurrency
CIP Rating Score 73
Project Number TBD
Location Old Palm City Community Redevelopment Area
District 5

Project Limits Old Palm City Community Redevelopment Area

Related Projects N/A
Lead Dept/Division Office of Community Development
Year Project Initiated 2021



DESCRIPTION

Old Palm City CRA Enhancements

BACKGROUND

In 2003, the Old Palm City Community Redevelopment Plan illustrated the vision of a true, pedestrian friendly, town center to be realized along Mapp Road. This project includes flood control, parking, roadway improvements, lighting and wide sidewalks. The neighborhood Advisory Committee continues to prioritize this project to promote the economic development and redevelopment of the corridor. Infrastructure improvements for drainage, stormwater, water quality treatment and the physical appearance of the neighborhood are also significant to encourage investment and realize the vision as set forth in the Community Redevelopment Plan.

PROJECT ORIGINATION

CRA Plans

JUSTIFICATION

Policy 14.1G.1. Project priorities in Community Redevelopment Plans. In its Capital Improvement Plan, the County shall give priority to projects identified in adopted Community Redevelopment Plans for the Community Redevelopment Agency areas that provide infrastructure improvements as provided in Policy 14.1A.10. Policy 14.1G.2. Revenue sources for Community Redevelopment projects. The County shall use tax increment financing, grants and other sources of revenue to fund projects identified in adopted Community Redevelopment Plans.

				Funded					Unfunded
Expenditures	Total	To Date		FY21	FY22	FY23	FY24	FY25	FY26-FY30
Construction	4,900,000	4,400,000		50,000	50,000	50,000	50,000	50,000	250,000
Expenditure Total	4,900,000	4,400,000		50,000	50,000	50,000	50,000	50,000	250,000
Revenues	Total	To Date	Carryover	FY21	FY22	FY23	FY24	FY25	FY26-FY30
TIF	2,997,428	2,497,428		50,000	50,000	50,000	50,000	50,000	250,000
Debt Service	1,902,572	1,902,572							
Revenue Total	4,900,000	4,400,000	0	50,000	50,000	50,000	50,000	50,000	250,000

Total Unfunded 0

OPERATING BUDGET IMPACT

None

Old Palm City CRA Projects by Fiscal Year

Project	FY21	FY22	FY23	FY24	FY25	FY26-30
Old Palm City CRA Enhancements	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000